



7 Chambers Court, Evanston Park

## Easy Living in a Quiet Pocket

Positioned in a peaceful cul-de-sac in the sought-after suburb of Evanston Park, 7 Chambers Court offers comfortable, low-maintenance living in a location families and investors love!

Designed with practicality in mind, the home features three bedrooms and two separate living areas giving you flexibility without the upkeep of a large property. Perfect for first-home buyers who can step confidently into the market, investors will love the strong rental appeal being close to Trinity college and ideal for downsizers looking for a standalone home in a quiet setting.

The second living area provides that extra breathing space that is great as a kids' retreat, home office, or quiet lounge away from the main living zone.

Outside, the yard is easy-care and ideal for those who prefer weekends relaxing rather than maintaining gardens.

Located just moments from Trinity College, local parks, shopping centres and public transport, this is a smart buy in a family suburb. Evanston Park continues to be a high-demand family suburb for a reason- schools, parks, transport, amenities and Gawler township are all within easy reach.

3 2 1

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



#### Features:

- Spacious main bedroom complete with charming bay window, ceiling fan, private ensuite and walk-in robe.
- Bedrooms 2 and 3 generously proportioned and thoughtfully designed.
- Light-filled open plan living and meals area with ceiling fan for year-round comfort.
- Well-appointed kitchen featuring gas cooktop, island bench and ample cabinetry for storage.
- Second Living area/ home office or study.
- Ducted evaporative cooling throughout the home.
- 6kW solar system to help keep energy costs down.
- Split system air conditioning in the main living area.
- Security shutters providing privacy and peace of mind.
- " Single garage with secure access.
- " Undercover alfresco entertaining area complete with café blinds- perfect for year-round gatherings.

CT/ 5904 / 55

Year Built/ 2005

Land Size / 320m2

Internal Living / 144m2 (approx.)

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

#### MORE DETAILS

Property ID	1VVNG54
Property Type	House
House Size	144 m2
Land Area	320 m2
Including	Ensuite Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Floorboards Secure Parking Solar Panels

**Maigen Norman 0418 557 597**

Sales Specialist | [maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

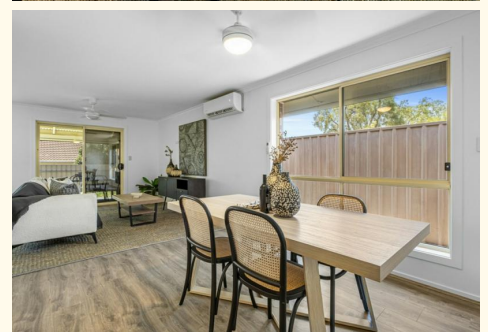
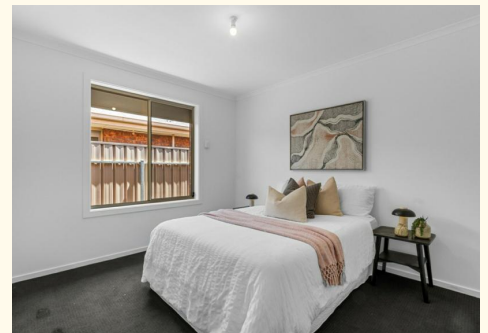
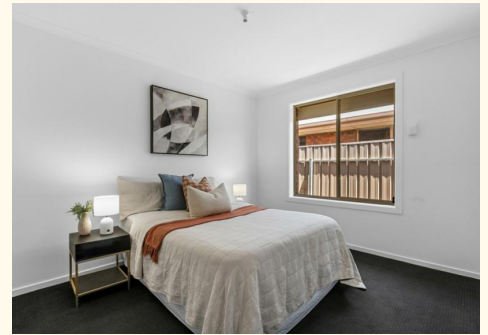
**Darren Hutton 0408 086 249**

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Living:	125.98SQ.M
Porch:	2.00SQ.M
Verandah:	9.40SQ.M
Garage:	19.84SQ.M
<b>TOTAL:</b>	<b>157.22SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.